

Approved April 13, 2016

Marshfield Community Preservation Committee

Open Meeting Minutes

March 9, 2016

CPC Members in Attendance: Tim Russo, Tom Whalen, Mike Bilas, Bert O'Donnell, Mike Baird, Kevin Cantwell, Michele Champion. Absent: Kerry Richardson.

Others in Attendance: Martine Anderson, Bob Carr, Kathleen Carr, Karen O'Donnell, Don McAleer, Michael Bradley, Rocco Longo, Jim, Jen McDonald, Matt McDonough, Jim McKinnell.

Open Meeting

MOTION: Tim Russo made a motion to open the meeting at 7:01 p.m. Second by Kevin Cantwell.

Minutes

MOTION: Tom Whalen made a motion to accept the Open Meeting Minutes of February 10, 2016. Mike Baird second. All approved. Absent: Kerry Richardson.

Restoration of Heap/Hancock Building

- Town Administrator Rocco Longo said he understands there is not enough funding to restore the Heap/Hancock Building at this time but would like the CPC to hear a presentation from Architect Jim McKinnell who has been working on the project for a few years.
- Jim McKinnell said a lot of restoration work is necessary and the study on the building was actually started in 2012 and completed in 2013.
- Jim McKinnell said civil engineers and environmental consultants were brought in to test the soil on the property and evaluate the building. Jim McKinnell said he also spent time with town departments to evaluate their needs for office space.
- Jim McKinnell said the Greek revival building used to be the South Grammar School and that is what it should be referred to. Jim McKinnell said the building is in an advanced state of deterioration, and the building in back is in bad shape and should be torn down.
- Jim McKinnell said the land in back is large enough to support parking.
- Jim McKinnell said the addition in the back of the building should be taken down and a new addition with an elevator put on. He said the building has approximately 3,000 square feet for town agencies to use.
- Jim McKinnell said the wood that was used over 100 years ago was far superior to what is used today and would need to be stripped and restored.
- Bert O'Donnell asked if any of the interior is original.
- Jim McKinnell said the upstairs is very pretty and could be used as a meeting room.

Approved April 13, 2016

- Jim McKinnell said the wings on the building were original from the 1800s, the back was added on and the age of the structure makes it historic. He said they will follow the Secretary of the Interior's Standards for Rehabilitation and will use composite in the right places.
- Tim Russo asked how many people can work in the building if it is restored.
- Jim McKinnell said on the first floor there is a 700 square foot section for offices, a 600 square foot space, an area for a small conference area, and bathroom.
- Rocco Longo said employees did work together on the project and the key now is preserving the building. Longo said the Chamber of Commerce is looking for space too.
- Michele Campion said the building is on the Historical Commission's historical building/site list.
- Jim McKinnell said it will also need a new septic system as there is no way to tie in to the town sewer system.
- Bert O'Donnell asked if they are looking for all funding to come from CPC.
- Tim Russo said it will be a couple of years before enough funds could be saved for this.
- Rocco Longo said yes, all funding would come from CPA and it is important for the committee to hear the discussion.
- Tim Russo said realistically he does not think we will have that much cash even in three years.
- Resident Jen McDonald asked why is this the first time this is being brought to CPC after several years of deterioration?
- Jim McKinnell said is is a phased construction project with a real vision for the future.
- Tom Whalen said there is going to be a lot of other big things to pay for including the senior center.
- Tim Russo asked if the BOS would like to rescind their application.
- Rocco Longo said no it is important to keep it in front of CPC.
- Kevin Cantwell asked if the town has asked what residents would like to see.
- Rocco said the town bought it for office space.
- Resident Martine Anderson said the use of the building has been discussed with other groups.
- Jim McKinnell said there was discussion at one point of relocating the food pantry there, also looked at the Alamo and Town Hall.
- Tim Russo said the CPC will take no vote on the application.

Coastal Beach Study

- Coastal Beach Study member Jack Sullivan said the beach management plan is similar to what a lot of other towns are doing and they can apply for grants.
- Jack Sullivan said the Coastal Advisory group talked to Barnstable and other Cape towns about the elements of the study and decided to do an evaluation study of the beaches and how they can contribute to the revenues based on usage.
- Jack Sullivan said Beach Manager Cindy Castro will implement a lot of the suggestions.
- Jack Sullivan said the cost is \$35,000 and is low due to the existing templates from other towns.
- Bert O'Donnell asked if the Woods Hole Group will roll the FEMA maps into this study.
- Jack Sullivan said probably not and that evaluation is a big part of the plan.

Approved April 13, 2016

- Jack Sullivan said reimbursement from the government after storms is contingent on having a baseline picture of what was there before.
- Mike Bilas asked if neighboring towns like Duxbury and Scituate do this.
- Jack Sullivan said he is not sure how many do but Duxbury has a complicated plan because the beach is not owned by the town.
- Bert O'Donnell said Sandwich does have a plan.
- Tim Russo asked if \$35,000 is a hard number and Jack Sullivan said he had not gotten that far.
- Mike Baird said is there a set time for these plans and Jack Sullivan said no but lots of towns go without them. He would like to start with the baseline and build off it.
- Tom Whalen said the South River at Rexhame plays a big part of the project and Jack said it will be part of it.
- Karen O'Donnell said she needs to speak with her committee for costs on the open space plan and will see if it can be done in house and just pay for mapping. She said they will not need \$35,000.
- Tim Russo said to get 2-3 estimates and include Rexhame and come back.
- Bert O'Donnell said the trails study is being paid for this year and the open space is for FY17.

Housing Coordinator

- Matt McDonough said CPC hasn't voted to support the position this year but based on Jack Mather's reputation he hopes it will be supported. He said the MHP is closing on its 22nd house and must have a reliable way of reaching our numbers.
- Mike Bilas asked if the position has been paid out of CPC and is no longer, would it continued to be funded.
- Tom Whalen said the Welch Company gave us \$800,000 and he wants to know why that funding isnt being used because it can legally.
- Mike Baird said that funding is for the creation of affordable housing and he equates it to taking money from sidewalk funds. He said it is best to keep funding the position through CPA.
- Mike Baird said if the funding is gone with a new CPC the position goes away.
- Tom Whalen said the Housing Authority has control over this.
- Kevin Cantwell said it can be used for any expenses.
- Tom Whalen said CPC gave \$380k to the housing group to create affordable housing and none of it has been used.
- Martine Anderson said it should be up to the Housing Partnership to decide how to use the funds and there are plans to use the fund on town owned land.
- Martine Anderson said CPC funds can be used exclusively for the coordinator position and it directly benefits the town. She said she believes it is up to MHP to make those decisions.
- Mike Baird said the \$65,000 is within the 10% set aside.
- Tim Russo said no matter how it is run we would need a plan in place before any changes could be made. He said CPC should vote for this position and then discuss other plans.

Approved April 13, 2016

- Kevin Cantwell said no one is looking to cut the position or criticize; we are looking at the best way to fund it under CPA guidelines.

MOTION: Mike Baird made a motion to fund the Housing Coordinator position at \$65,000. Second Mike Bilas. All approve. Absent: Kerry Richardson. Motion to fund Housing Coordinator position approved.

Open Space Update

- Karen O'Donnell said they are still waiting to hear from the Architectural Access board on the Pratt stairs. (IS THIS CORRECT??)
- Tom Whalen asked how one agency can tie up a project for years because they are shorthanded.
- Tom Whalen said we are going to have to rely on grants more and more.

MOTION: Mike Baird made a motion to adjourn the meeting at 8:10 p.m. Second by Tom Whalen. All in favor: Tim Russo, Mike Baird, Mike Bilas, Kevin Cantwell, Bert O'Donnell, Tom Whalen, Michele Campion. Absent: Kerry Richardson. Meeting adjourned.

Respectfully submitted,

Carolyn Shanley, CPC Administrator